

City Copy

223
41

SHEET 1 OF 3 SHEETS

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT 20393

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 36, AND A PORTION OF THE UNNAMED STREET KNOWN AS GENTIAN AVENUE, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. IN SECTION 20, T. 3 S., R. 4 W., S.B.M.

JUNE 1990

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

CITY ENGINEER'S CERTIFICATE

I hereby certify that I have examined the within map; that the subdivision as shown hereon is substantially the same as it appeared on the tentative map of Tract 20393 which was approved by the Riverside City Planning Commission on May 8, 1986 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and of Title 18 of the Riverside Municipal Code applicable at the time of the approval of the tentative map have been complied with; that I am satisfied that the map is technically correct; that the easements for sewers and drainage facilities as shown on the map have been approved; that plans for drains, drainage works, and sewers sufficient to protect all lots in the subdivision from flood have been approved; that a complete set of plans covering all improvements has been filed with the Department of Public Works and that the same have been checked and approved; and that all improvements have been completed in accordance with the approved plans or that the subdivider has entered into an agreement with the City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated: July 17, 1990

BARRY BECK R.C.E. 20900
City Engineer, Exp 9/30/93

By: Barry Beck

CITY TREASURER'S CERTIFICATE

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments, bonds, and/or liens which have not been paid in full.

This certificate does not include any special assessments, the bonds of which have not become a lien upon said property, OR THE SPECIAL TAXES OF THE CITY OF RIVERSIDE COMMUNITY FACILITIES DISTRICT 86-1.

Dated: 7-2-90

BARBARA J. STECKEL
City Treasurer

By: Barbara Steckel

UTILITIES CERTIFICATE

I hereby certify that the Subdivider named on this map has deposited with the City of Riverside, Public Utilities Department, Sufficient funds or made the required arrangements and provisions for the installation of electric facilities necessary to provide service to all parcels as shown on this map; and that all public utilities easements shown are sufficient for all requirements of the Electric Division of the Department of Public Utilities of the City of Riverside. Arrangements for water service must be made with the Western Municipal Water District.

Dated: JULY 10, 1990

BILL D. CARNAHAN
Director of Public Utilities

By: Dieter P. Wierlyfeld

SOIL REPORT

A preliminary soil report was prepared on November 7, 1986, as required by the Health and Safety Code of California, Section 17953 by Aragon Geotechnical Consultants, Inc.

WATER FACILITIES STATEMENT

I hereby state that the subdivider named on this map has deposited with the Western Municipal Water District of Riverside County, sufficient funds to cover required fees. Once the fire hydrants, water mains, and service laterals have been installed and accepted by the District, the District will supply water to each lot. The easements shown are sufficient for all requirements of water distribution.

Dated: 7/2/90

David W. Hansen REC 21643
FOR DAVID W. HANSEN R.C.E. 17984, CHIEF ENGINEER

RECORDER'S STATEMENT

Filed this 22nd day of August 1990

at 10:30am in Book 223 of

Maps at Pages 41-43 at the request of the

CITY CLERK

Fee: \$10.00

No. 312603

WILLIAM E. CONERLY, County Recorder

By: Sarita Kagan Deputy

Subdivision Guarantee: FIRST AMERICAN TITLE INSURANCE COMPANY

CITY CLERK'S CERTIFICATE

RESOLVED: That this map, consisting of three (3) sheets be, and the same is hereby accepted as the final map of Tract 20393 and the streets and easements are hereby accepted as public streets and easements, and the City Clerk is hereby authorized and directed to attest said map by signing her name thereto as City Clerk of the City of Riverside, State of California, and affix the official seal of said City thereto.

I hereby certify that the foregoing resolution was accepted by the Mayor and Council of the City of Riverside this 24th day of July, 1990



ALICE A. HARE
City Clerk of the City of Riverside, California

By: Alice A Hare

TAX BOND STATEMENT

I hereby state that a bond in the sum of \$194,000.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes, State, County, Municipal, or local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property, but not yet payable, and said bond has been duly approved by said Board of Supervisors.

Date: 8/21/1990

GERALD A. MALONEY Marla Brooks Deputy
Clerk of the Board of Supervisors

CASH TAX BOND
R. WAYNE WATTS
County Tax Collector

by _____ Deputy

TAX COLLECTOR'S STATEMENT

I hereby state that according to the records of this office, as of this date, there are no liens against the property shown on the within map for unpaid State, County, Municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$194,000.00.

Date: July 2 1990

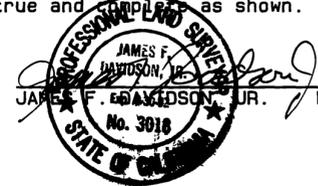
R. WAYNE WATTS
County Tax Collector

By: Amym Coate Deputy

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this map consisting of three (3) sheets correctly represents a survey made under my supervision during October, 1986 and that all monuments shown hereon actually exist and their positions are correctly shown or will be in place within one year from the recordation of this map. The monuments will be sufficient to enable the survey to be retraced. The survey is true and correct as shown.

Date: 6-28-90



JAMES F. DAVIDSON, JR. L.S. 3018

W.O. 9012052

OWNER'S STATEMENT

We hereby state that we are the owners of or have some right, title, or interest in the land included within the land subdivided as shown on the annexed map; that we are the only persons whose consent is necessary to pass clear title to said land, and we consent to the preparation and recordation of this Subdivision Map as shown within the distinctive border line. We hereby dedicate to public use for street and public utility purposes, Lots "A" through "D" inclusive. We hereby dedicate for the construction and maintenance of landscaping and walls, the easements designated as "LANDSCAPE AND WALL EASEMENTS". We hereby dedicate for the construction and maintenance of electrical energy facilities, the easements designated as "5'x25' P.U.E.", "5'x30' P.U.E.", "5'x35' P.U.E." and "5'x40' P.U.E."

VAN DAELE/FIELDSTONE RIVERSIDE PARTNERS, a California General Partnership

By: VAN DAELE DEVELOPMENT CORPORATION, a California Corporation, its General Partner

Patrick J. Van Daele Executive V.P.

UNION BANK, A California Corporation as Beneficiary under Deeds of Trust rec. June 28, 1990 as Inst. Nos. 239436, 239437 O.R. Riverside County, California.

Walter M. Adams VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF RIVERSIDE)

On this 2nd day of June, 1990, before me, Randi L. Freeman, a Notary Public in and for said State, personally appeared Patrick J. Van Daele (personally known to me) (proved to me on the basis of satisfactory evidence) to be the General Partner President, and Walter M. Adams (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Secretary, of Van Daele Development Corporation a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, said corporation being known to me to be the general partner of Van Daele/Fieldstone Partners, the general partnership that executed the within instrument and acknowledged to me that such corporation executed the same as such general partner and that such general partnership executed the same.

My commission expires 9-24-93
RANDI L. FREEMAN

Witness my hand
Randi L. Freeman
Notary Public in and for said State

Principal place of business in Riverside County

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
SS
COUNTY OF ORANGE)

On this 2nd day of July, 1990, before me, Denise Y. Williams, a Notary Public in and for said State, personally appeared Helen M. Adams (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice President, and Robert Steel (personally known to me) (proved to me on the basis of satisfactory evidence) to be the Vice-President Secretary of Union Bank, a California Corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

My commission expires 12-28-90
DENISE Y. WILLIAMS

Witness my hand
Denise Y. Williams
Notary Public in and for said State

Principal place of business in Orange County

SIGNATURE OMISSION

Pursuant to Section 66436 of the Subdivision Map Act, the following signatures have been omitted.

51 percent of all oil, gas, hydrocarbon and mineral substances underlying said land below 500 feet from the surface of the same without the right of surface entry as reserved by Mary H. Trautwein, et al in deed recorded April 29, 1963 as Instrument No. 42998, in Book 3380, page 88, Official Records of Riverside County, California.

(A) Indicates an easement for water pipelines in favor of Western Municipal Water District of Riverside County, recorded July 6, 1965 as Inst. No. 77839, O.R. Riv. Co., Calif. (See sheet 3).

M.B. 223/41

M.B. 223/41

TRACT 20393

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 36, AND A PORTION OF THE UNNAMED STREET KNOWN AS GENTIAN AVENUE, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 20, T. 3 S., R. 4 W., S.B.M.

JUNE 1990

SCALE: 1" = 60'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings based upon the centerline of Orange Terrace Parkway as being N88°57'51"E as shown by Record of Survey on file in book 83 of Records of Survey at pages 51 through 56 thereof, Records of Riverside County, California.

▲ Indicates found I.P. with plastic plug stamped L.S. 3018, flush per tract 20393-3 M.B. 219/76-78 unless otherwise noted.

■ Indicates found I.P. with plastic plug stamped L.S. 3018 flush per Tract 20393-2 M.B. 203/92-94 unless otherwise noted.

● Indicates 1" I.P. with plastic plug stamped L.S. 3018, flush to be set per Tract 20393-2 M.B. 203/92-94, unless otherwise noted.

○ Indicates set 1" I.P. with plastic plug stamped L.S. 3018 flush, unless otherwise noted.

⊙ Indicates I.P. with plastic plug stamped L.S. 3018, flush to be set per Tract 20393-3, M.B. 219/76-78.

Set 1" I.P. with plastic plug stamped L.S. 3018, flush at all rear lot corners, and angle points in side lot lines, unless otherwise noted.

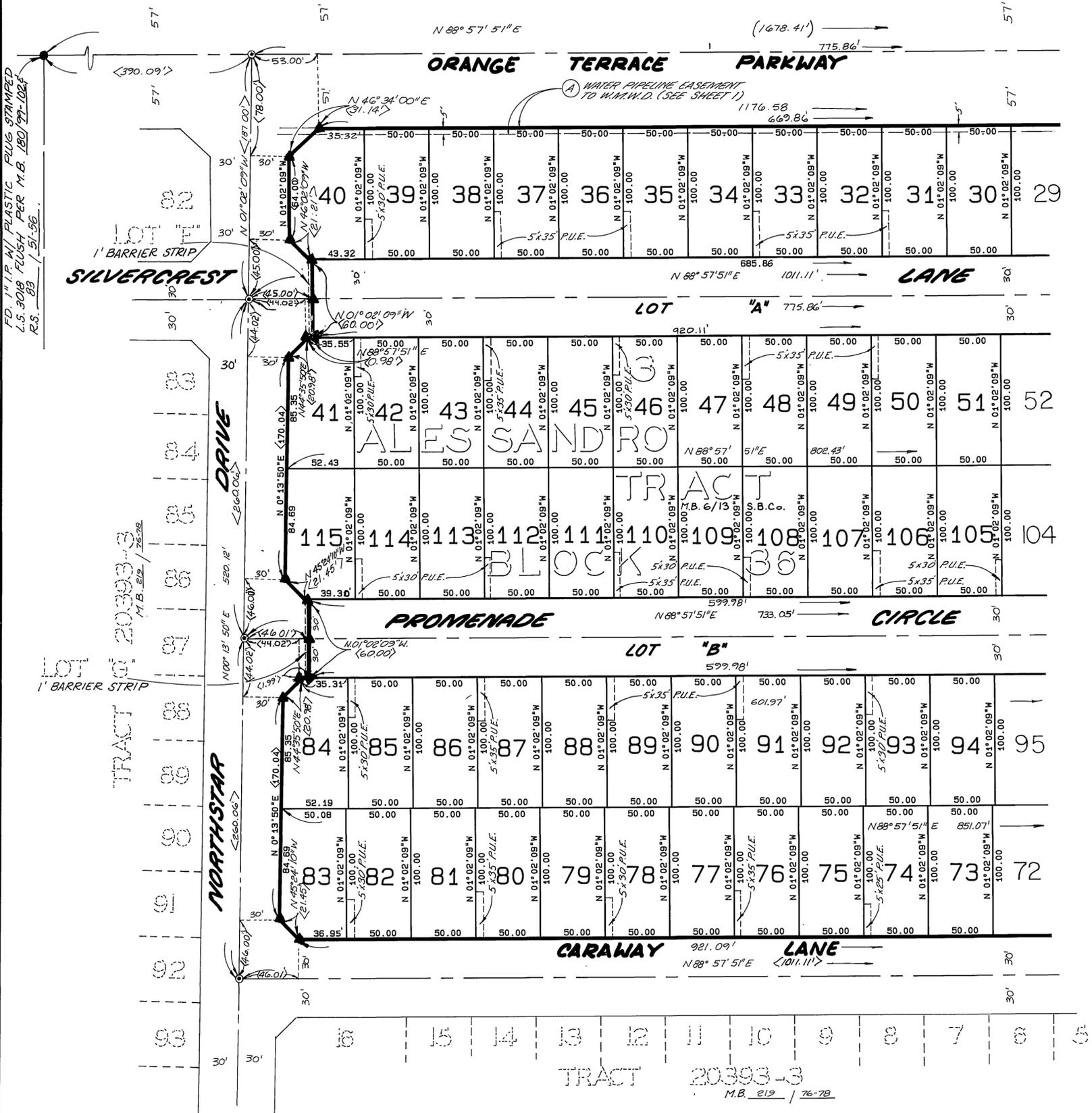
Set nail and L.S. 3018 tag in top of curb at at the prolongation of side lot lines.

(---) Indicates measured data also record data per R.S. 83 / 51-56

[---] Indicates measured data also record data per tract 20393-2 M.B. 203/92-94, unless otherwise noted.

⟷ Indicates measured data, also record data per Tract 20393-3 M.B. 219/76-78, unless otherwise noted.

All distances are in feet and decimal parts thereof. This tract contains 17.300 Acres.



SEE SHEET NO. 3

City Copy

FD 1" I.P. ALL PLASTIC PLUGS STAMPED L.S. 3018 FLUSH PER M.B. 180/99-102 R.S. 83 / 51-56.

TRACT 20393

BEING A SUBDIVISION OF A PORTION OF LOT 3 IN BLOCK 36, AND A PORTION OF THE UNNAMED STREET KNOWN AS GENTIAN AVENUE, ALL BEING OF THE ALESSANDRO TRACT AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS AT PAGE 13 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. IN SECTION 20, T. 3 S., R. 4 W., S.B.M.

JUNE 1990

SCALE: 1" = 60'

J.F. DAVIDSON ASSOCIATES, INC.

RIVERSIDE, CALIFORNIA

SURVEYOR'S NOTES

Bearings based upon the centerline of Orange Terrace Parkway as being N88°57'51"E as shown by Record of Survey on file in book 83 of Records of Survey at pages 51 through 56 thereof, Records of Riverside County, California.

▲ Indicates found I.P. with plastic plug stamped L.S. 3018 flush per tract 20393-3 M.B. 219/76-78 unless otherwise noted.

■ Indicates found I.P. with plastic plug stamped L.S. 3018 flush per Tract 20393-2 M.B. 203/92-94 unless otherwise noted.

● Indicates 1" I.P. with plastic plug stamped L.S. 3018 flush to be set per Tract 20393-2 M.B. 203/92-94, unless otherwise noted.

○ Indicates set 1" I.P. with plastic plug stamped L.S. 3018 flush, unless otherwise noted.

○ Indicates I.P. with plastic plug stamped L.S. 3018 to be set per Tract 20393-3, M.B. 219/76-78.

Set 1" I.P. with plastic plug stamped L.S. 3018, flush at all rear lot corners, and angle points in side lot lines, unless otherwise noted.

Set nail and L.S. 3018 tag in top of curb at the prolongation of side lot lines.

(~~~~~) Indicates measured data also record data per R.S. 83/51-56.

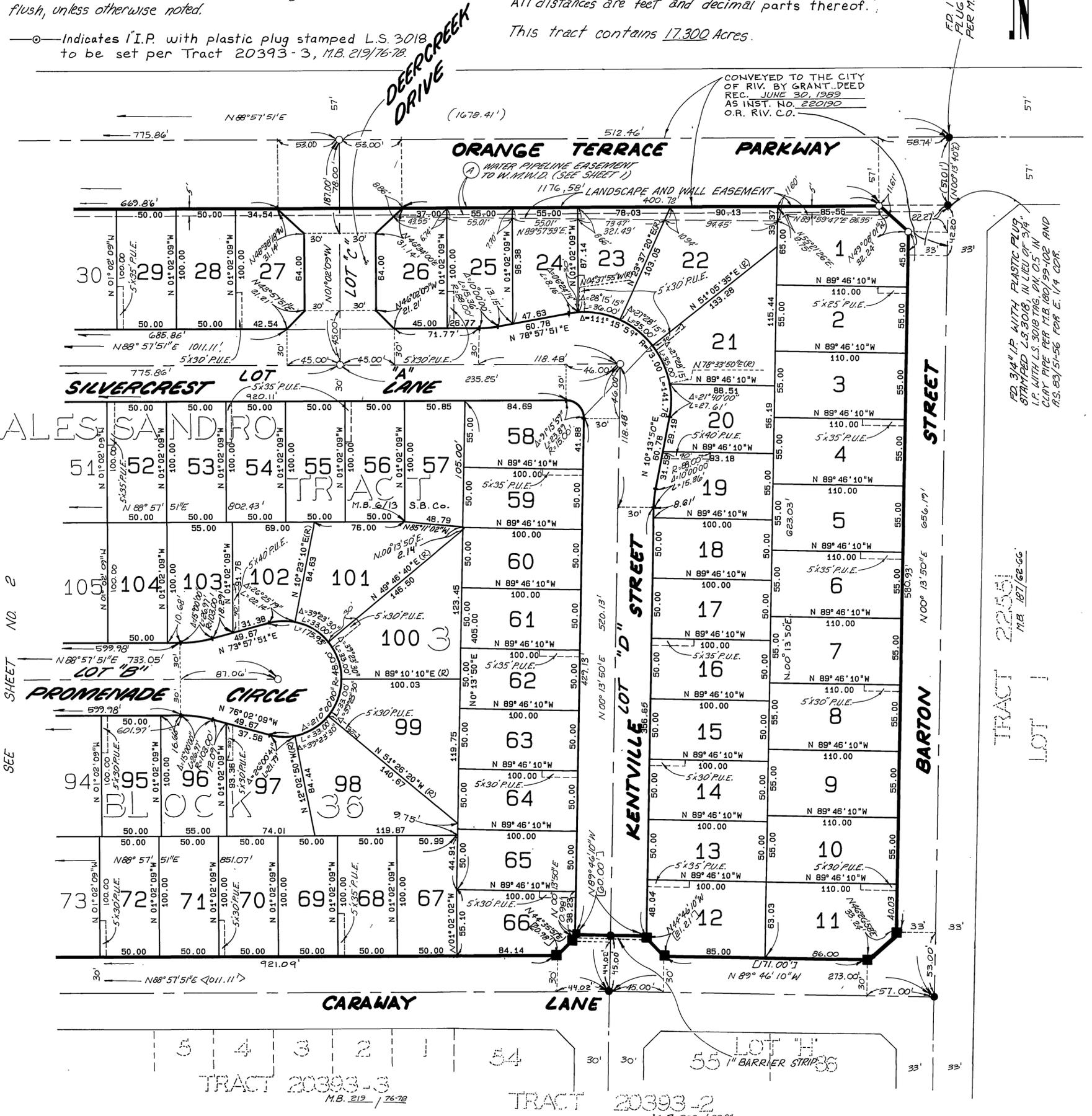
[~~~~~] Indicates measured data also record data per tract 20393-2 M.B. 203/92-94, unless otherwise noted.

<~~~~~> Indicates measured data, also record data per Tract 20393-3 M.B. 219/76-78, unless otherwise noted.

All distances are feet and decimal parts thereof.

This tract contains 17.300 Acres.

FD 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, FLUSH PER M.B. 180/99-102 & R.S. 83/51-56.



FD 3/4" I.P. WITH PLASTIC PLUG STAMPED L.S. 3018, IN LIEU OF 3/4" I.P. WITH L.S. 3018 TAG, PLY 0.5 IN CLAY PIPE PER M.B. 180/99-102 AND R.S. 83/51-56 FOR E. 1/4 COR.

TRACT 22551
M.B. 187/68-66
LOT 1

TRACT 20393-3
M.B. 219/76-78

TRACT 20393-2
M.B. 203/92-94

110 9012052

City Copy

223